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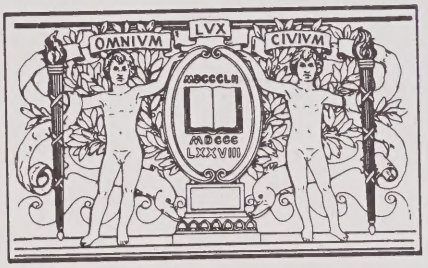

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MAXIMUM RESIDENTIAL POTENTIAL IN BOSTON, BY NEIGHBORHOOD

Interim Report

The analysis indicates that the housing potential in Boston is at least between 18,000 and 36,000 dwelling units. Two neighborhoods, Downtown and Fort Point Channel (South Boston) share between 66 percent and 72 percent of the residential potential. The potential of large sites or subareas makes up about 85 percent of the total and, also, to the extent that the number of small buildings and vacant lots might be higher than indicated in this report, yielding a greater overall total, the large sites would continue to be the main resource for residential potential.

The development of new housing in Boston is a function of the existing resources of vacant or underutilized land and buildings. In this analysis we mainly used large vacant parcels or subareas in the city which could be developed into residential use, and a stock of buildings and sites owned by the BRA and Public Facilities Department.

The criteria used was to attribute to each dwelling unit an average of 1,000 G.S.F. For the potential number of dwelling units on a vacant lot, we used the existing F.A.R. as the indicator for the smallest number of dwelling units, and the nearby proximate F.A.R., if existing, for the highest number of dwelling units to be built. In the case of a non-existing F.A.R., we used the criteria of number of dwelling units per acre (40-60). If there were existing proposals for some parcels, we used them as an indicator for a minimum or a maximum number of dwelling units.

With respect to neighborhood roles, this analysis includes all of Fort Point Channel and some Turnpike Air Rights parcels, and excludes Roxbury and small parts of Dorchester which are being studied separately. It excludes also the residential potential of institutions.

In order to increase the total number of dwelling units for some neighborhoods, zoning change measures would have to be adopted (to be treated separately in another part of the report). For neighborhood housing planning, the maximum potential would depend on the needs and goals considered. The share of low- and middle-income housing, although not treated in this report, would also depend on the citywide and neighborhood planning and goals.

The next step in planning would be site survey and analysis by neighborhood, in order to determine the residential potential, as well as market and cost feasibility.

Jacob Schaffer
Research Department
October 17, 1985

RESIDENTIAL DEVELOPMENT POTENTIAL IN BOSTON,
BY NEIGHBORHOODS

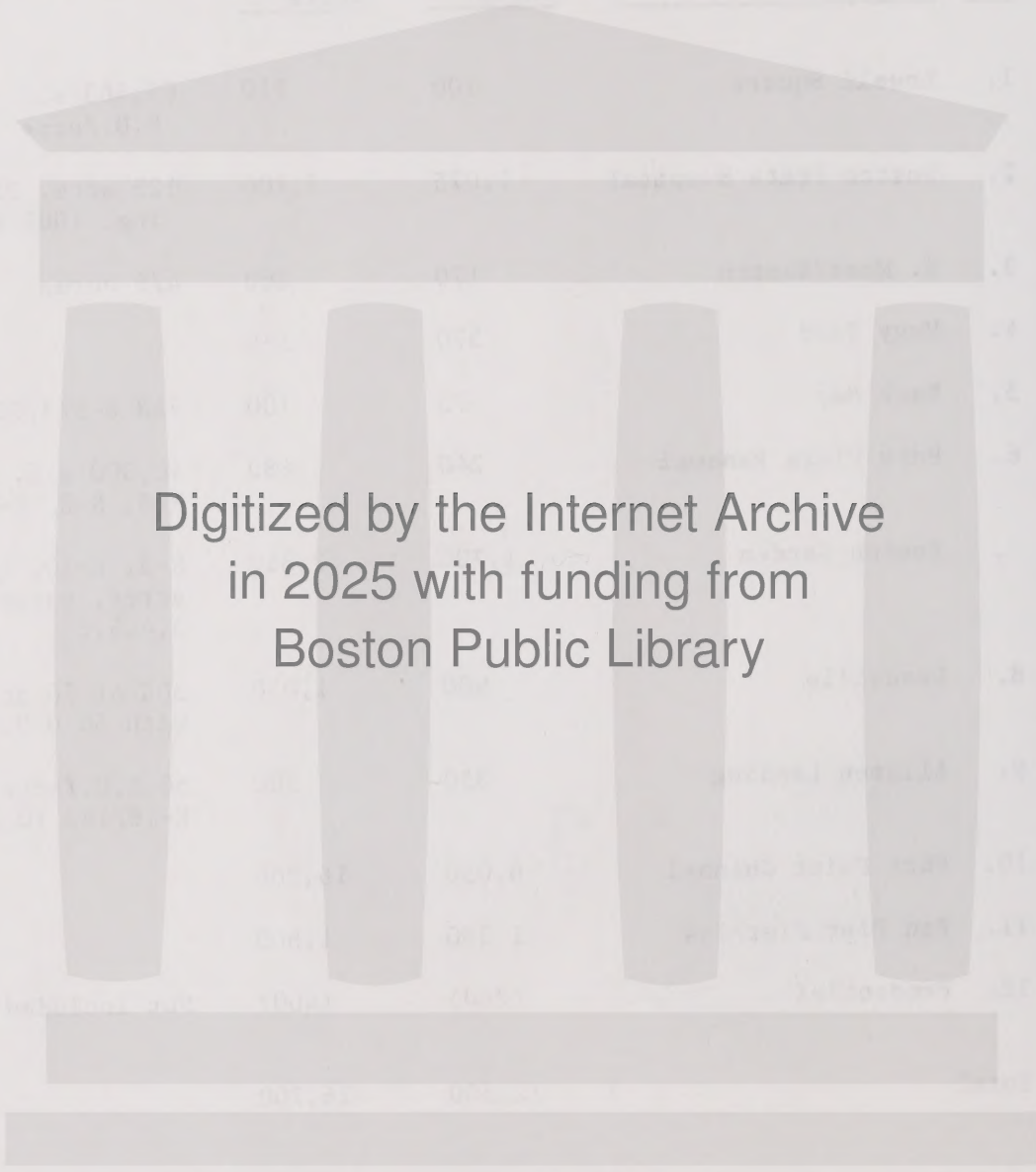
	Minimum Dwelling Units	%	Maximum Dwelling Units	%
1. East Boston	64	0.4	94	0.2
2. Charlestown	1,554	8.6	1,884	5.2
3. South End	876	4.9	1,698	4.8
4. South Boston (Ft. Point Channel)	7,504	41.6	18,655	52.5
5. Dorchester (North & South)	817	4.5	1,139	3.2
6. Hyde Park, West Roxbury & Roslindale	958	5.3	1,112	3.5
7. Mattapan	1,148	6.3	2,783	7.8
8. Jamaica Plain	34	0.2	46	0.1
9. Allston-Brighton	535	3.0	1,160	3.3
10. Downtown & Turnpike Air Rights	4,590	25.3	7,004	19.6
Total	18,080	100%	35,578	100%

Source: "A Survey of the Downtown Residential Development Potential," BRA Draft Report, April 1985.
Public Facilities Department Inventory.
Other lists of properties.

POTENTIAL UNITS ON LARGE SITES

Proposals for Housing in Re-zoning Areas

No.	Project	Minimum No. of Dwelling Units	Maximum No. of Dwelling Units	
1.	Lowell Square	100	210	69,463 s.f. 50 D.U./acre
2.	Boston State Hospital	1,075	2,700	125 acre, 25% housing, 100% housing
3.	U. Mass/Boston	170	260	4/6 acres
4.	Navy Yard	570	570	
5.	Back Bay	75	100	FAR 6-8/3,000 s.f.
6.	Park Plaza Renewal	240	480	40,000 s.f. for R-6, R-8, R-10,R-12
7.	Boston Garden	1,700	2,850	R-5, R-10, 50% of acres, parcel 3,4,5,6
8.	Readville	900	1,050	30% of 70 acres with 50 D.U./acre
9.	Allston Landing	350	500	50 D.U./acre/ R-.8/1-2 10 acre
10.	Fort Point Channel	6,050	16,200	
11.	Fan Pier Pier 1-4	1,300	1,800	
12.	Prudential	(200)	(400)	Not included
Total		12,500	26,700	



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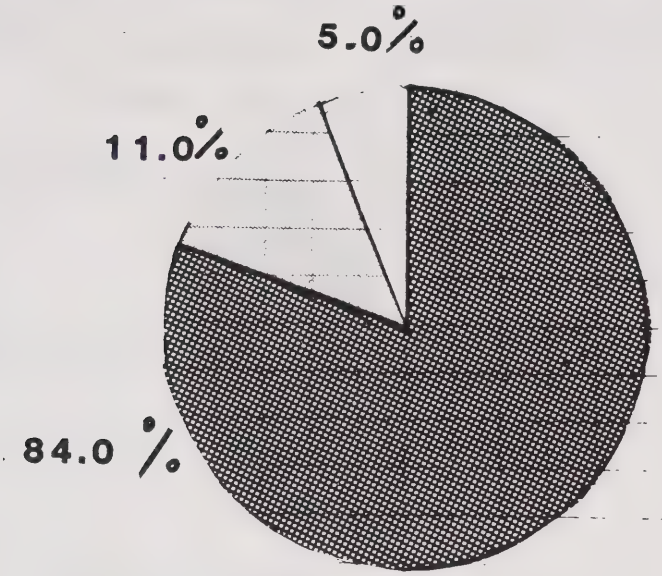
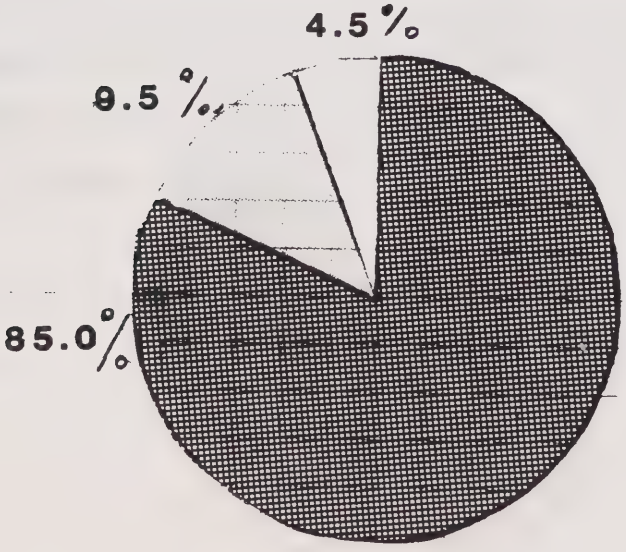
RESIDENTIAL DEVELOPMENT POTENTIAL IN BOSTON

MINIMUM NUMBER OF DWELLING UNITS



MAXIMUM NUMBER OF DWELLING UNITS



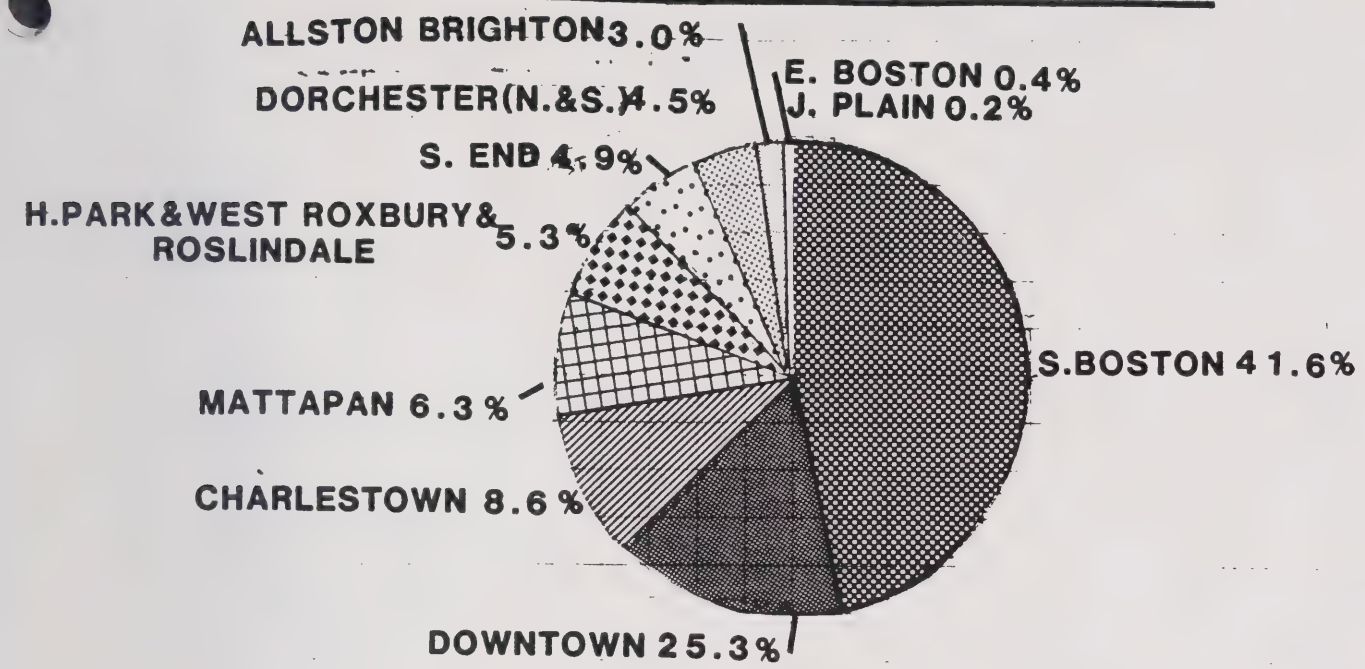
LARGE PARCELS

B.R.A.'s PROPERTIES

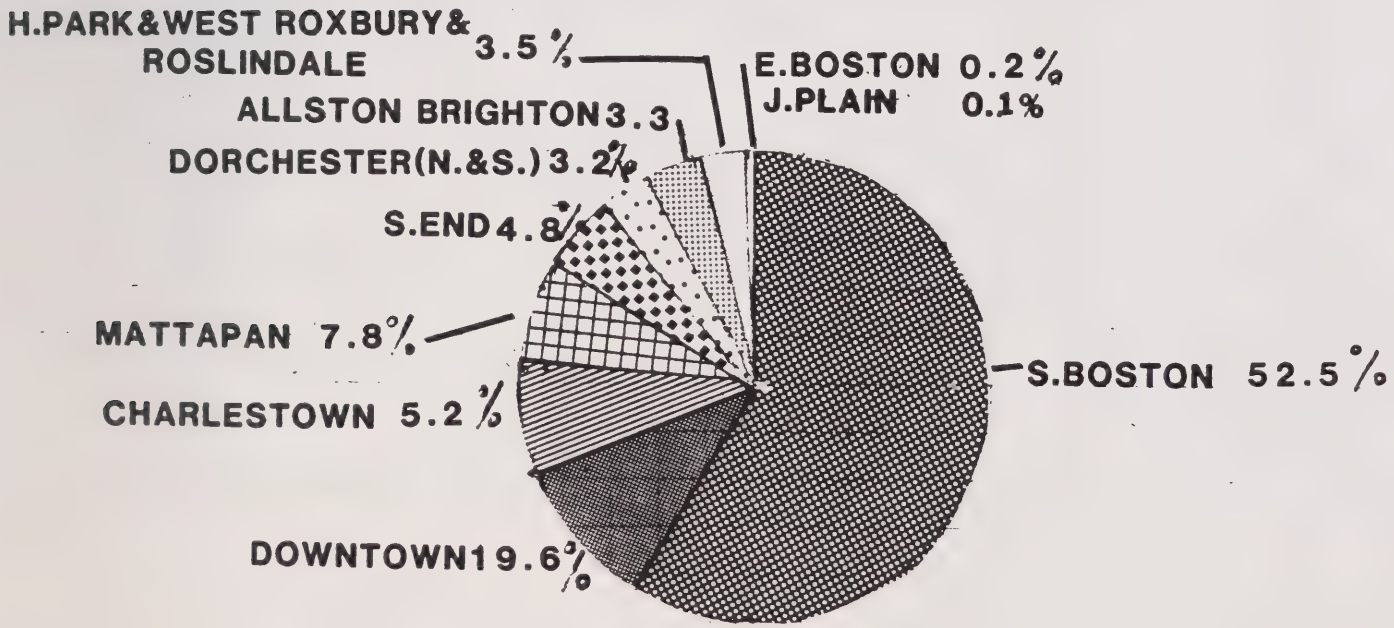
PUBLIC FACILITIES' INVENTORY

RESIDENTIAL DEVELOPMENT POTENTIAL IN BOSTON

MINIMUM NUMBER OF DWELLING UNITS



MAXIMUM NUMBER OF DWELLING UNITS



RESIDENTIAL DEVELOPMENT POTENTIAL
BOSTON

SUMMARY

By Neighborhoods

	Maximum No. of Dwelling Units	Minimum No. of Dwelling Units
1. East Boston - Ward 1		
BRA's Sites	39	69
BRA's Building	-	-
Large Parcels	-	-
Public Facilities Inventory and Others	25	25
	64	94
2. Charlestown - Ward 2		
BRA's Sites	937	1,264
BRA's Building	44	44
Large Parcels	570	570
Public Facilities Inventory and Others	3	6
	1,554	1,884
3. South End Ward - 3/4/8/9		
BRA's Sites	438	1,060
BRA's Building	238	238
Large Parcels	200	400
Public Facilities Inventory and Others	-	-
	876	1,698
4. South Boston - Ward 6		
BRA's Sites	120	600
BRA's Building	-	-
Large Parcels	7,350	18,000
Public Facilities Inventory and Others	34	55
	7,504	18,655

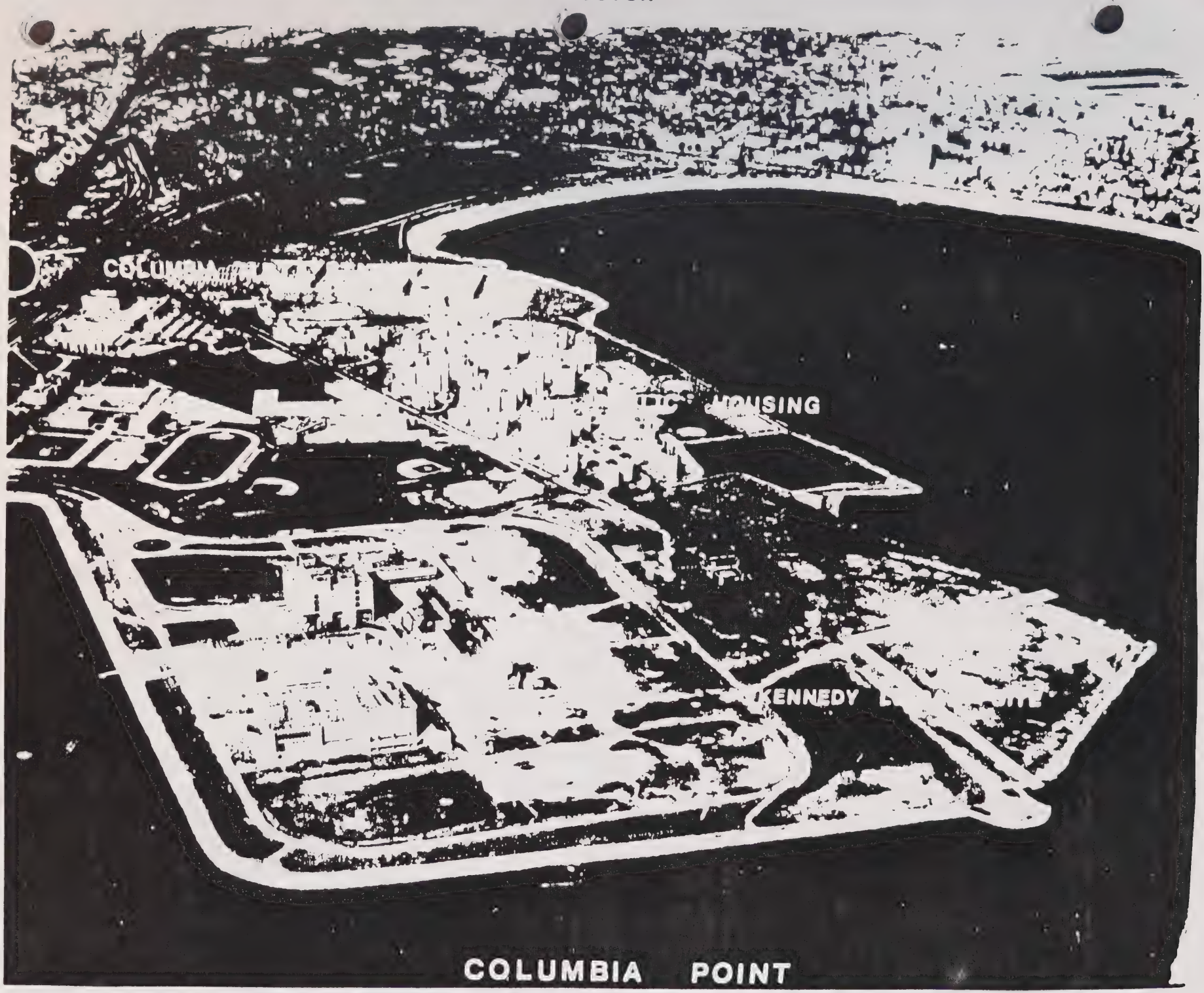
5. Dorchester (N&S) Ward 7/13/14/15/16/17	Maximum No. of Dwelling Units	Minimum No. of Dwelling Units
BRA's Sites	30	30
BRA's Building	59	59
Large Parcels	170	260
Public Facilities Inventory and Others	558	793
	817	1,142
6. Hyde Park, West Roxbury & Roslindale Ward 18/19/20		
BRA's Sites	44	44
BRA's Building	-	-
Large Parcels	900	1,050
Public Facilities Inventory and Others	14	18
	958	1,112
7. Mattapan - Ward 14/17/18		
BRA's Sites	-	-
BRA's Building	-	-
Large Parcels	1,075	2,700
Public Facilities Inventory and Others	73	83
	1,148	2,783
8. Jamaica Plain - Ward 10/11/19		
BRA's Sites	-	-
BRA's Building	-	-
Large Parcels	-	-
Public Facilities Inventory and Others	34	46
	34	46
9. Allston/Brighton - Ward 21/22		
BRA's Sites	-	-
BRA's Building	-	-
Large Parcels	350	500
Public Facilities Inventory and Others	185	660
	535	1,160

10. Downtown - Ward 3/5	Maximum No. of Dwelling Units	Minimum No. of Dwelling Units
BRA's Sites	-	-
BRA's Building	14	14
Large Parcels	4,576	6,990
Public Facilities Inventory and Others	-	-
	4,530	7,004

TOTAL		
BRA's Sites	1,608	3,067
BRA's Building	355	355
Large Parcels	15,191	30,670
Public Facilities Inventory and Others	926	1,686
	18,080	35,578

OSTON
NIMETRIC SURVEY
LOWELL SQUARE
NAY
LOWELL SQUARE
MERRIMAC
STREET

U.MASS. BOSTON



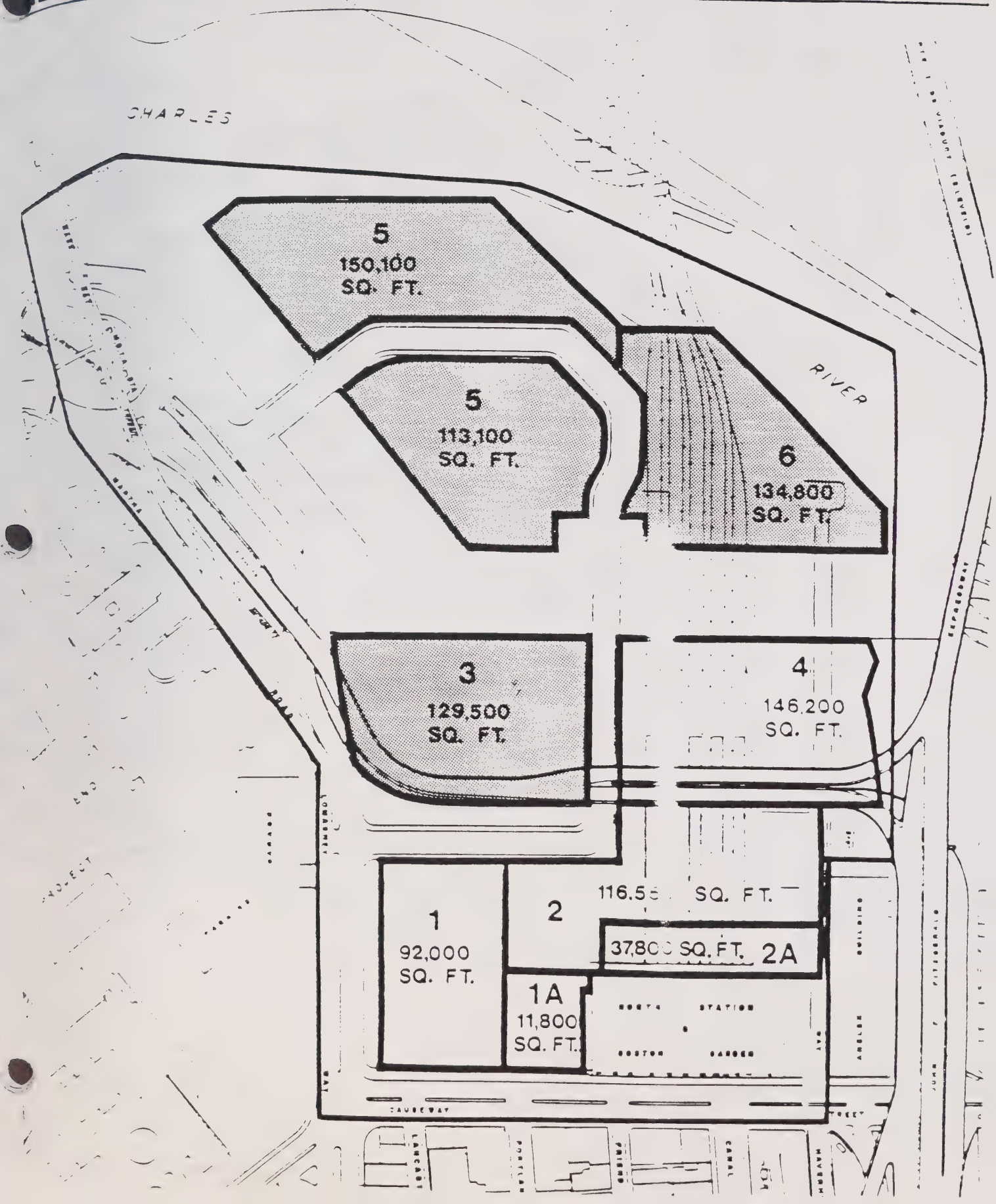
COLUMBIA POINT

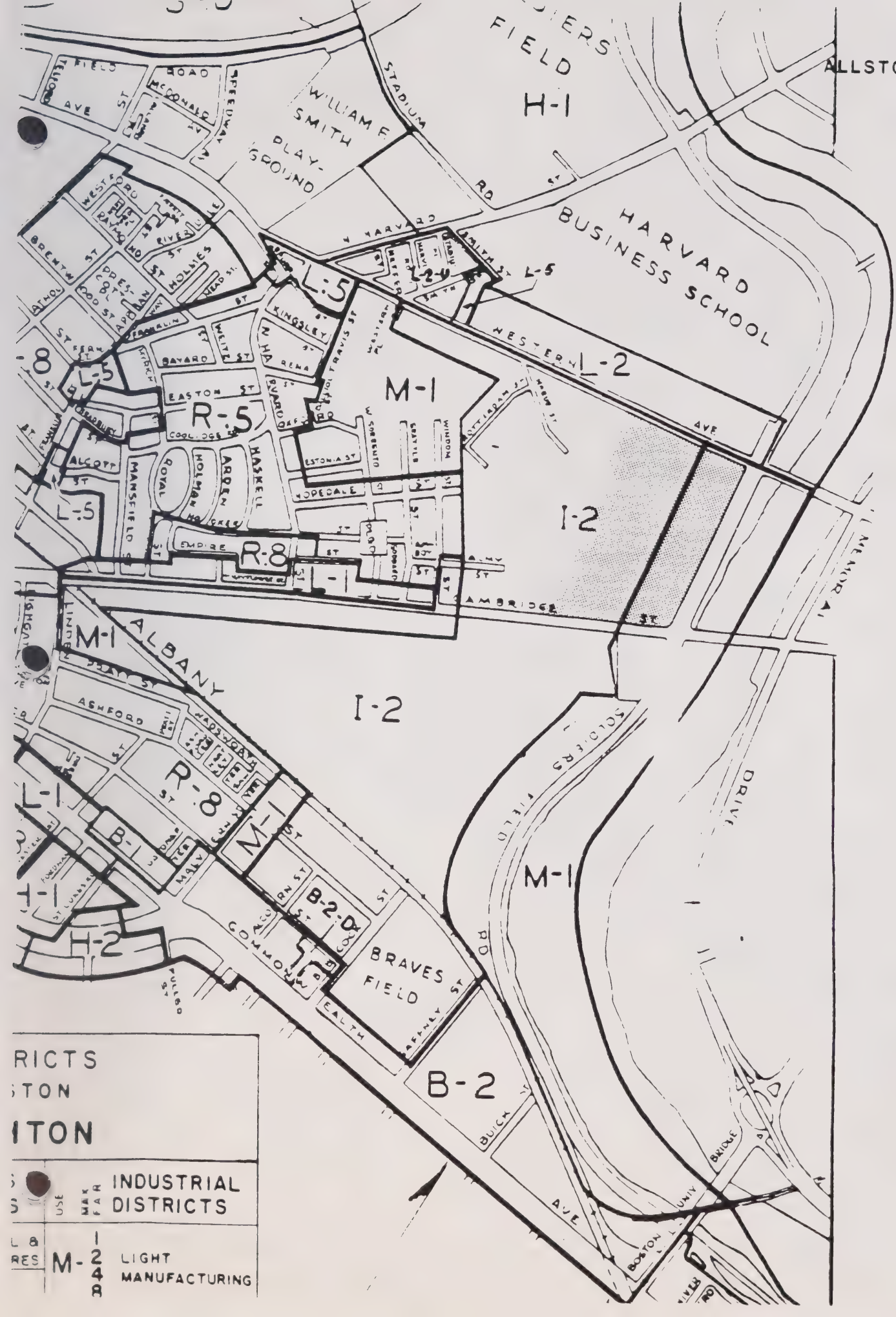
PARK PLAZA RENEWAL
PUBLIC
GARDEN
POND
UNDERGROUND
GARAGE
ENTRANCE
STREET
BOSTON
COMMON
CENTRAL
BURIAL
GROUND
BAND
STAND
MASON
STREET
PARKING AREA
AVENT
STREET
HADASSAH / CHARLES
SUB-PARCEL
1
PUBLIC PLAZA
SUB-PARCEL
HANK SQ.
SUB-PARCEL
2
CHURCH / CHARLES
SUB-PARCEL
A
STATLER
HILTON
PIONO ROW /
BOYLSTON PLACE
SUB-PARCEL
3
B
CHARLES / TREMONT
SUB-PARCEL
4
BARRETTON
CHARLES
SHAWMUT

NORTH STATION REDEVELOPMENT PROJECT

DEVELOPMENT PARCELS

BOSTON GARDEN 2 – 3

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FIELD
H-1
WILLIAM E. SMITH PLAY-GROUND
HARVARD BUSINESS SCHOOL
L-5
L-2
M-1
R-5
R-8
I-2
ALBANY
CAMBRIDGE
ASHFORD
B-1
B-2-0
H-2
BRAVES FIELD
B-2
M-1
I-2
RICTS
TON
ITON
INDUSTRIAL DISTRICTS
M-
1
2
4
8
LIGHT MANUFACTURING

FORT POINT CHANNEL
FAN PIER
PIER 1
PIER 2
PIER 4
COMMONWEALTH PIER 5
BOSTON FISH
NORTHERN
FORT POINT CHANNEL
I-2
M-4
SOUTH STATION
ATLANTIC
DORCHESTER
NECCO
PIERS
NORMWOOD
BINNEY
RD
ST
FARGO
M-4
I-2
SUMMER
VIADUCT
RAMP
LOUIS
ST
FIRST
SECOND
THIRD
M-2
H-1
50
ATHENS
BROADWAY
GILLETTE
M-B
M-1
B-1
FOURTH
M2
ROSE ST
DAVIS
SENECA ST
ONEIDA ST
OSWEGO ST
GENESEE
ROCHESTER
TROY ST
BRISTOL ST
THAYER ST
LROTCH PLGD
RANDOLPH ST
M-2
PARK ST
MALDEN ST
I-2
SO BAY
L-5
CROWLEY-FLAHERTY
ROGERS WAY
HAYES WAY
H-1
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BOWEN
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W NINTH
FIFTH
SIXTH
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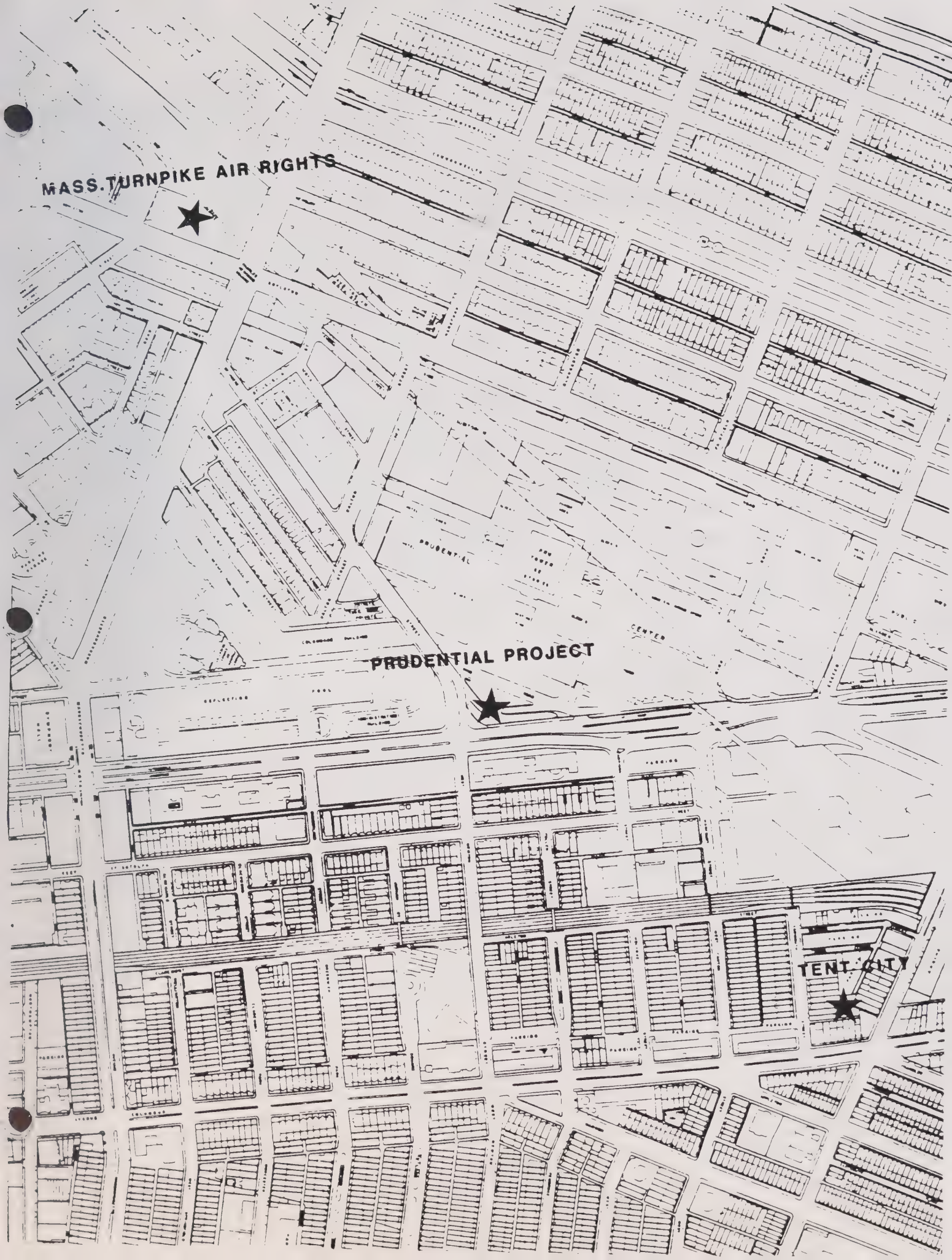
MASS. TURNPIKE AIR RIGHTS
PRUDENTIAL PROJECT
TENT. CITY

FENWAY PARK
M-2
H-3
H-2
H-1
BAY
FENS
B-2
H-3
COMMONWEALTH
H-3-65
NEWBURY ST
B-3-65
BOYLSTON
B-10-155
B-8
COPLEY SQ
ST BLAGDEN ST
B-8
DALTON
PRUDENTIAL PROJECT
B-8-D
B-4-U
B-2
TENT CITY
B-2
H-3
ST. STEPHENS
USEUM
H-2
NORTHEASTERN UNIVERSITY
M-1
WM. E. CARTER PLAYGROUND
COLUMBUS
CHANDLER
LAWRENCE
APPLETON
DARTMOUTH
H-3
ST GOMERY
MONT
CONCORD
RUTLAND
H-3-U
B-2
NORTHAM
M-1
CAMDEN
H-2-U
H-2
NORTHAMPTON
SPRINGFIELD
NEWTON
MADISON PK
H-2-U
H-2-U
H-2
H-2-U
B-2
H-2
H-1
L-1
M-2
B-2
M-1
H-1
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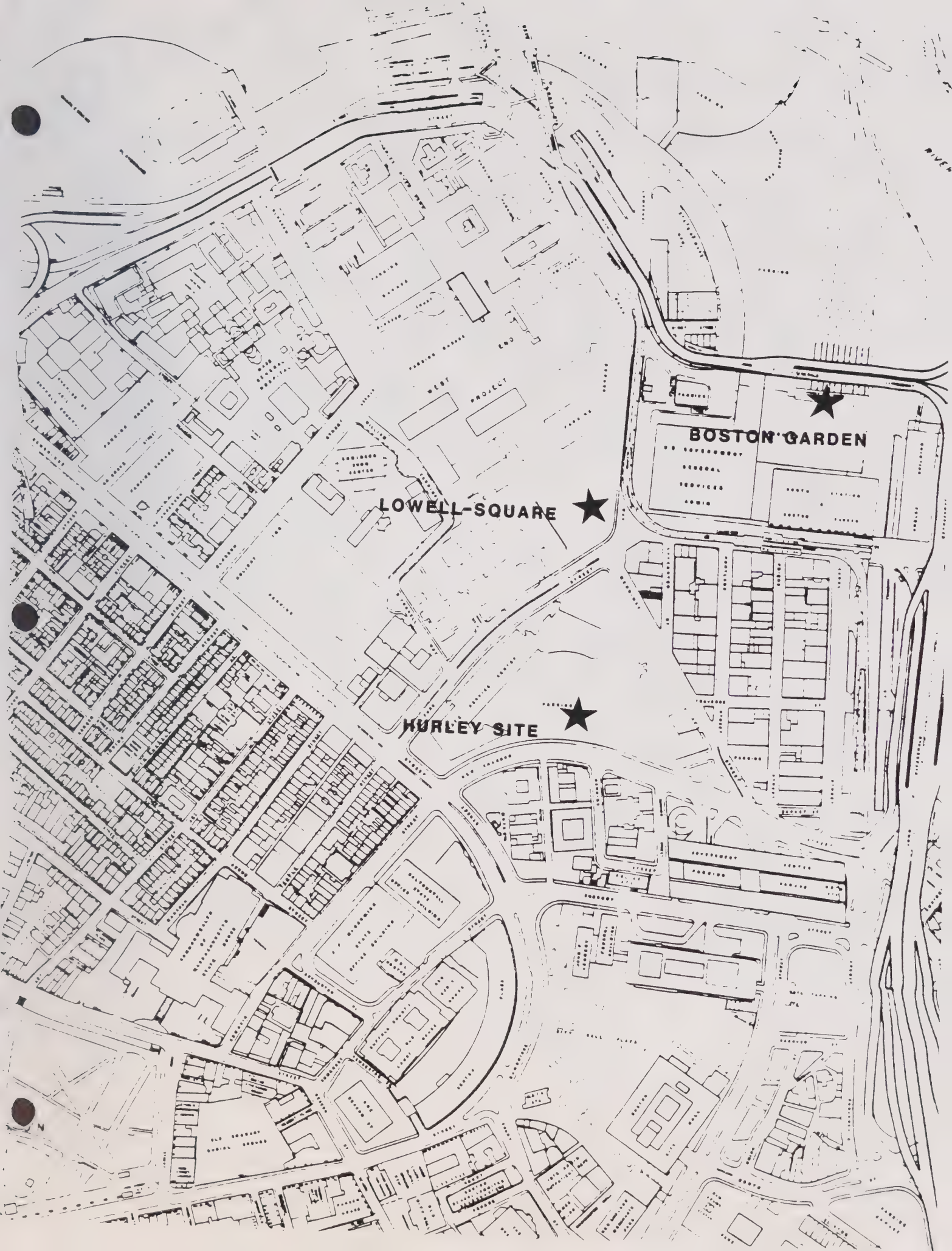
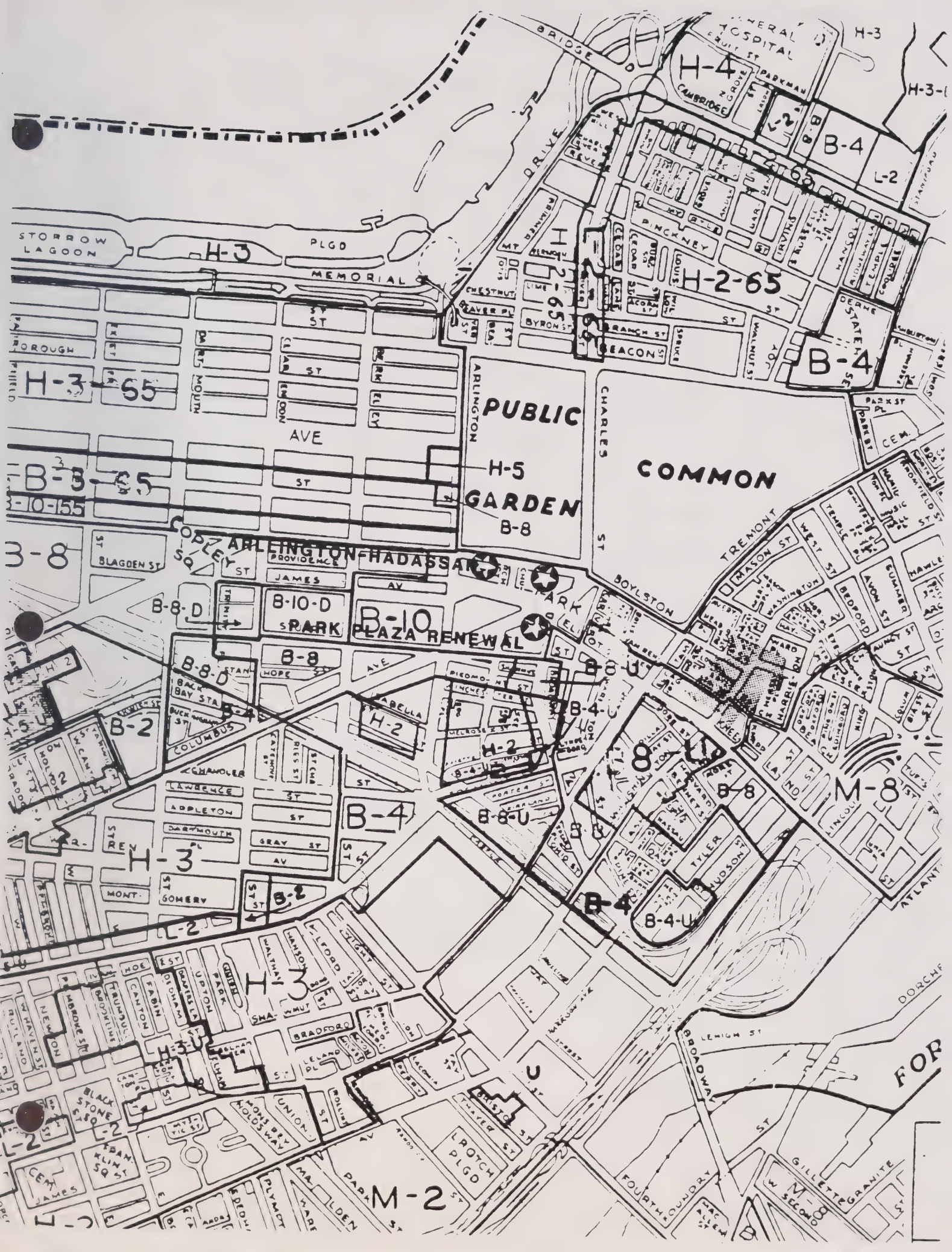
CITY HOSPITAL
M-1-U
H-3
ALBANY
I-2
M-2
DUDLEY
ROXBURY


BOSTON GARDEN
LOWELL-SQUARE
HURLEY SITE

RIVER
CHARLESBANK PLAY-GROUND
CHARLES
NASHUA
I-2
BOSTON GARDEN
L-2
MASS GENERAL HOSPITAL
H-3
LOWELL SQUARE
H-3-D
H-4
RIDGE
PARKMAN
CAMBRIDGE
B-4
HURLEY SITE
B-8
B-8-U
M-4
M-2
H-3
L-2
B-2
B-2-U
B-10-U
B-8-U
H-2-65
PINCKNEY
BEACON
DERNE STATE
COMMON
TREMONT
BOYLSTON
PARK ST
CEM.
B-10
B-10-U
M-8
SOUTH STATION
ATLANTIC
B-10
CHANNEL
DORCHESTER
POINT
NORTH STATION
HOUSAC PIER NO 1
NORTH END PLGD
COMMERCIAL WHF
LEWIS WHARF
CLINTON ST
CENTRE
BROAD
FRANKLIN
WINTHROP
DEVONSHIRE
WASHINGTON
WEST ST
MASON ST
TEMPLE PL
BEDFORD
AVON
SUMMER
OTIS
DEVON
CONGRESS ST
NORTHERN AV PIER NO 1
PIER NO 2

ARLLINGTON-HADASSAH
BOSTON
COMMO
PARK PLAZA RENEWAL
DON-BOSCO PROJECT


STORROW LAGOON
H-3
PLGD
MEMORIAL
BRIDGE
DRIVE
H-4
H-3
H-3-L
B-4
L-2
H-2-65
H-3-65
PUBLIC
H-5
GARDEN
B-8
COMMON
CHARLES ST
ARLINGTON
BOYLSTON
TREMONT
ARLINGTON-HADASSAH
PARK PLAZA RENEWAL
B-10-D
B-10
B-8-D
B-8
B-4
B-2
H-2
H-3
M-8
M-2
B-4-U
B-8-U
L-2
H-3-U
BOROUGH
BLAGDEN ST
COBLEY SQ
PROVIDENCE
JAMES
COLUMBUS
CHANDLER
LAWRENCE
APPLETON
DARTMOUTH
GRAY
MONTGOMERY
BRADFORD
UNION
BLACKSTONE SQ
FRANKLIN SQ
PARK
MALDEN
LENOX
BYRON
BEACON
PINCKNEY
CHESTNUT
MT VERNON
WEST
MASON
AVON
BEDFORD
SUMMER
HARRISON
WASHINGTON
TYLER
HUDSON
LINCOLN
KNEELAND
ATLANTIC
BROADWAY
LEHIGH
FOURTH
GILLETTE GRANITE
M-8
M-2
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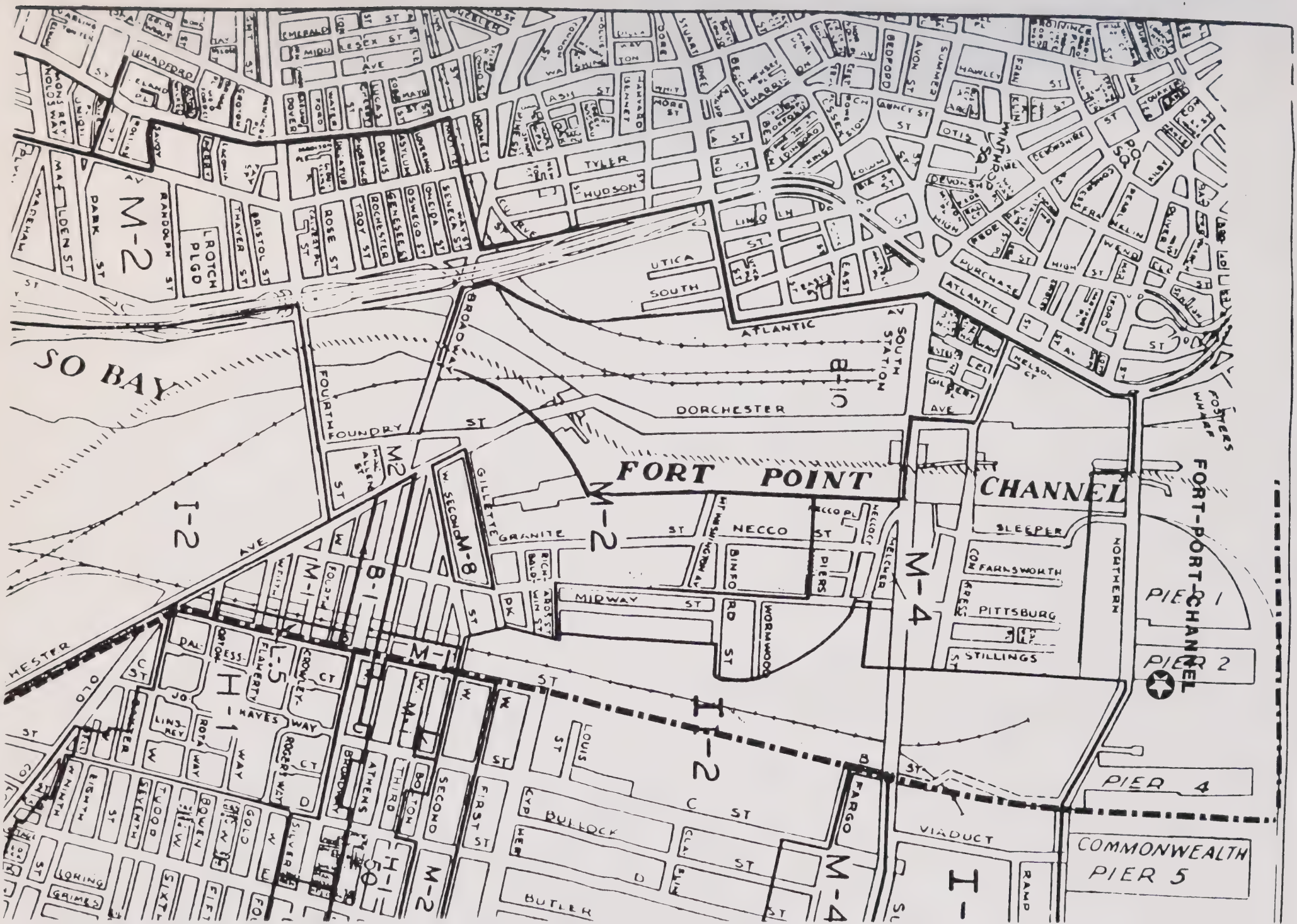
SO BAY
FORT POINT CHANNEL
FORT-PORT CHANNEL
DORCHESTER
SOUTH STATION
ATLANTIC
UTICA
SOUTH
FOURTH
FOUNDRY
BROADWAY
GILLETTE
GRANITE
NECCO
MIRWAY
BINFORD
PIERS
SLEEPER
NORTHERN
FARNSWORTH
PITTSBURG
STILLINGS
PIER 1
PIER 2
PIER 4
COMMONWEALTH PIER 5
VIADUCT
HAYES WAY
C ST
D ST
BUTLER
FARGO
LOUIS
FIRST
SECOND
THIRD
ATHENS
BOLTON
BROOKLYN
HESTER
M-2
M-1
M-4
B-1
B-10
I-2
I-1
I-5
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